

114.0

0003

0009.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

732,300 / 732,300

USE VALUE:

732,300 / 732,300

ASSESSED:

732,300 / 732,300

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
256		MOUNTAIN AVE, ARLINGTON

**OWNERSHIP**

Unit #:

Owner 1: POWERS FRANK L &amp; ANN M

Owner 2:

Owner 3:

Street 1: 256 MOUNTAIN AVE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA	Cntry:	Own Occ: Y
Postal: 02474	Type:	

**PREVIOUS OWNER**

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

**NARRATIVE DESCRIPTION**

This parcel contains 7,110 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1958, having primarily Vinyl Exterior and 2151 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7110		Sq. Ft.	Site		0	70.	0.89	5									443,311						443,300	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	7110.000	288,300	700	443,300	732,300		72968
							GIS Ref
							GIS Ref
							Insp Date
							08/23/18

**PREVIOUS ASSESSMENT**

Parcel ID 114.0-0003-0009.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	288,300	700	7,110.	443,300	732,300	732,300	Year End Roll	12/18/2019
2019	101	FV	238,700	800	7,110.	449,600	689,100	689,100	Year End Roll	1/3/2019
2018	101	FV	253,900	800	7,110.	335,600	590,300	590,300	Year End Roll	12/20/2017
2017	101	FV	253,900	800	7,110.	304,000	558,700	558,700	Year End Roll	1/3/2017
2016	101	FV	253,900	800	7,110.	291,300	546,000	546,000	Year End	1/4/2016
2015	101	FV	237,700	800	7,110.	247,000	485,500	485,500	Year End Roll	12/11/2014
2014	101	FV	237,700	800	7,110.	234,300	472,800	472,800	Year End Roll	12/16/2013
2013	101	FV	237,700	800	7,110.	222,900	461,400	461,400		12/13/2012

**SALES INFORMATION****TAX DISTRICT**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	13471-371		6/1/1978		53,000	No	No	Y	

**BUILDING PERMITS**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/29/1996	566	Manual	2,500				REROOF	
7/26/1993	353	Manual	2,500				REBUILD PORCH	

**ACTIVITY INFORMATION**

Date	Result	By	Name
8/23/2018	MEAS&NOTICE	BS	Barbara S
4/2/2009	Measured	345	PATRIOT
2/7/2000	Meas/Inspect	197	PATRIOT
12/1/1981		CS	

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

<b>EXTERIOR INFORMATION</b>		<b>BATH FEATURES</b>		<b>COMMENTS</b>		<b>SKETCH</b>
Type:	5 - Cape	Full Bath:	1	Rating:	Average	
Sty Ht:	1T - 1 & 3/4 Sty	A Bath:		Rating:		
(Liv) Units:	1	Total:	1	3/4 Bath:	Rating:	
Foundation:	1 - Concrete	A 3QBth:		Rating:		
Frame:	1 - Wood	1/2 Bath:	1	Rating:	Average	
Prime Wall:	4 - Vinyl	A HBth:		Rating:		
Sec Wall:		OthrFix:		Rating:		
Roof Struct:	1 - Gable	Kits:	1	Rating:	Good	
Roof Cover:	1 - Asphalt Shgl	A Kits:		Rating:		
Color:	YELLOW	Frpl:	1	Rating:	Average	
View / Desir:		WSFlue:		Rating:		
<b>GENERAL INFORMATION</b>		<b>CONDOS INFORMATION</b>		<b>REMODELING</b>		<b>RES BREAKDOWN</b>
Grade:	C+ - Average (+)	Location:		Exterior:		No Unit
Year Blt:	1958	Eff Yr Blt:		Interior:		RMS
Alt LUC:		Alt %:		Additions:		BRS
Jurisdict:		Fact:	.	Kitchen:		FL
Const Mod:		% Own:		Baths:		1
Lump Sum Adj:		Name:				7
<b>INTERIOR INFORMATION</b>		<b>DEPRECIATION</b>				3
Avg Ht/FL:	STD	Phys Cond:	AG - Avg-Good	26.	%	M
Prim Int Wall:	2 - Plaster	Functional:			%	
		Economic:			%	

## INTERIOR INFORMATION

Avg Ht/FL:	STD	
Prim Int Wall:	2	- Plaster
Sec Int Wall:		%
Partition:	T	- Typical
Prim Floors:	3	- Hardwood
Sec Floors:	4	- Carpet
		25 %
Bsmnt Flr:	4	- Carpet
Subfloor:		
Bsmnt Gar:		
Electric:	3	- Typical
Insulation:	2	- Typical
Int vs Ext:	S	
Heat Fuel:	1	- Oil
Heat Type:	3	- Forced H/W
# Heat Sys:	1	
% Heated:	100	% AC:
Solar HW:	NO	Central Vac:
% Com Wall		% Sprinkled:

# MOBILE HOME

Make: [ ] Model: [ ] Serial #: [ ] Year: [ ] Color: [ ]  
**PARD ITEMS** **PARCEL ID** 114.0-0003-0009.0

Code	Description	A	Y/S	Qty	Size/Dim		Qual	Con	Year	Unit Price		D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	16X14		A	AV	1998	3.92	T	16.8	101			700			700	

## SPEC FEATURES/YARD ITEMS

PARCEL ID 114.0-0003-0009.0

